



Inspection Report

Client not disclosed

Property Address:
not disclosed
Sardis, BC V2R 0G4



West Coast Home Inspections

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|---|--|----------------------------------|
| Date: 7/22/2011 | Time: 1:00 PM | Report ID: 110722 |
| Property: not disclosed Sardis, BC V2R 0G4 | Customer: Client not disclosed | Real Estate Professional: |

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Agreement and in a manner consistent with applicable home inspection industry standards.

The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, and health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

SATISFACTORY - Element was functional at the time of inspection. Element was in visible working or operating order and its condition was at least sufficient for its minimum required function.

FAIR - An element listed FAIR requires, or has a probability of requiring, monitoring, maintenance, repair, replacement, and/or other remedial work now or in the near future. Element condition was sufficient for its minimum required function at the time of inspection, but exhibited condition limitations and/or other notable concerns. Such condition limitations or concerns mean element exhibited wear, deterioration, damage or other material defects, was at an advanced age (near the end of or beyond its normal design or service life), has at least a moderate potential to become *significantly deficient*, has a limited future service life, and/or did not meet normal condition expectations.

REPAIR or REPLACE - The item, component or unit is not functioning as intended or needs further inspection by a qualified & licensed contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

DEFECTIVE - An element rated DEFECTIVE requires immediate repair, replacement, or other remedial work, or has a high probability of requiring such work in the immediate future, or requires further evaluation. Such conditions mean the element was not functional, was not in working or operating order, exhibited substantial wear, deterioration, damage or other defects, exhibited conditions conducive to imminent failure, was missing when it should have been present, and/or was not likely to perform its intended function.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside the scope of the inspection, and/or was not inspected or rated due to other factors, stated or otherwise. **Independent inspection(s) may be required to evaluate element conditions.** If any conditions limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under SPECIAL LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

FOUNDATION / STRUCTURAL COMPONENTS TERMINOLOGY

Inspected (IN) - I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) - I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) - This item, component or unit was not found in this home or building.

Repair or Replace (RR) - The item, component or unit is not functioning as intended or needs further inspection by a qualified & licensed contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A home inspection does not include evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1% - 3% (or more) of the sale price of a house depending on age, design, and/or the degree of prior maintenance. **Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses.** Remedial work should be performed by a qualified (and licensed where required) specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOULD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A Standard Home Inspection does not include the detection, identification or analysis of any such element or related concerns such as, but not limited to, mould, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns.

In addition, there are a host of lesser contaminants, such as odours from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. **However, since sense of smell adjusts rapidly, and sensitivity to such odours is not uniform from person to person, I recommend that you make this determination for yourself, and - particularly if you or any member of your family suffers from allergies or asthma - schedule whatever remedial services you may deem necessary before closing.**

AESTHETIC CONSIDERATIONS - A home inspection does not include aesthetic considerations (appearances, cosmetics, odours, finishes, carpeting, etc.), nor does it include a determination of all potential concerns or conditions for a house or property.

DESIGN AND ADEQUACY ISSUES - A home inspection does not include any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the acceptability of a house floor plan or other design features. Furthermore, determinations or disclosures regarding specific product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings are not included.

ESTIMATED AGES - Any age estimations represent the inspector's opinion as to the approximate age, and are provided for general guidance purposes only. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Age estimates are given in "years" unless noted.

DESIGN LIFE RANGE - These figures represent the typical economic service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated design life is presented solely as a guide. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report should be addressed prior to closing.

REMEDIAL WORK - **Cost Estimates should be obtained prior to closing from** qualified (and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represents an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage which may exist. If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, **all repairs or other remedial work should be performed by a licensed specialist in the appropriate field following local requirements and best practices.**

SELLER DISCLOSURE - **This report is not a substitute for Seller Disclosure.** The buyer should review the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. As things can change between the time the home inspection is performed and the move-in date, a final buyer walk-through of the house (prior to or at the time of closing) is also recommended.

WOOD DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A home inspection does not include evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection, due to it being inoperable or inaccessible for inspection at the time of the original home inspection, should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact West Coast Home Inspections to arrange a re-inspection when all elements are ready for inspection.

BURIED OIL TANKS - It is not uncommon for older homes (pre-1970) to have had an oil tank on the property, supplying fuel for heat. Some tanks were above ground and some were buried, with buried tanks creating a potential for environmental contamination. **Buried tanks are not visible and beyond the scope of this inspection.** Sometimes there are clues that a tank is underground, such as a pair of copper tubes coming up through the concrete of a basement or crawlspace floor, a 2" metal filler tube on the side of the house, or a metal vent sticking up out of the soil somewhere on the property. Quite often these things get removed and/or covered, making it not possible to determine if a buried tank is present, short of professional scanning equipment. The Seller's disclosure will indicate if the present Homeowner is, or is not, aware of the presence of an oil tank. **If the home is older than 40 years, and the present Homeowner can NOT CONFIRM the absence of a buried oil tank,** I recommend a professional evaluation to confirm the absence

of a buried oil tank as remediation can be VERY expensive should there be environmental contamination.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing away from the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUM - The inspection of condominium/cooperative(s) do not include exteriors/typical common elements, unless otherwise noted. Contact the association (Strata Counsel) for information on common element conditions, deeds, and maintenance responsibilities.

Description:

Townhouse - 3 storey end unit

Age:

1 - 4 Years

Size:

1001 - 2000 Sq Ft

Type of Inspection:

COMPLETE Home Inspection

Status of Residency:

Vacant

Weather:

Cloudy

Exterior Temperature:

15 - 20 Degrees C

People Present:

Client & Realtor

Building Faces:

South

Rain in last 3 days:

Yes

Site Elements

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

Styles & Materials

Driveway:
Concrete

Walkway:
Concrete

| | | S | F | RR | D | NA | NI |
|-----|---|---|---|----|---|----|----|
| 1.0 | Driveway/Parking | X | | | | | |
| 1.1 | Sidewalks & Concrete Patios (if applicable) | X | | | | | |
| 1.2 | Ground Slope at Foundation | X | | | | | |

S F RR D NA NI

S=Satisfactory, F=Fair, RR=Repair or Replace, D=Defective, NA=Not Applicable, NI=Not Inspected

Comments:

1.0 Driveway is in satisfactory condition, consistent with the age of the home. No issues noted.

1.1 The concrete sidewalk is in Satisfactory condition, with no issues noted.

1.2 No issues noted with the ground slope as the natural slope is away from the home and foundation.

Be aware that it is important to maintain a soil level of at least 6" below the bottom of the siding. Should soil come in contact with the bottom of the siding, wood rot will occur in the substrate under the siding material, as capillary action will cause moisture to be drawn out of the damp soil and wick up under the siding.

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified serviceperson's is recommended prior to closing. **All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.**

Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

RB&B (Reverse board and batten)

Siding Material:

Vinyl

Exterior Entry Doors:

Steel
Insulated glass

Appurtenance:

Covered porch
Enclosed Deck

Window Types:

Thermal/Insulated
Vinyl Framed

| | | S | F | RR | D | NA | NI |
|------|--|---|---|----|---|----|----|
| 2.0 | WALL CLADDING / SIDING, FLASHING AND TRIM | X | | | | | |
| 2.1 | DOORS (exterior front) | X | | | | | |
| 2.2 | DOORS (exterior back, side, garage) | X | | | | | |
| 2.3 | WINDOWS (exterior observations) | X | | | | | |
| 2.4 | SCREENS | X | | | | | |
| 2.5 | DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS | X | | | | | |
| 2.6 | VEGETATION | X | | | | | |
| 2.7 | EAVES, SOFFITS, RAKE BOARD AND FASCIAS | X | | | | | |
| 2.8 | PLUMBING WATER FAUCETS (hose bibs) | X | | | | | |
| 2.9 | RECEPTACLES (exterior) | X | | | | | |
| 2.10 | DOORBELL | X | | | | | |

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Comments:

2.0 The siding is in satisfactory condition consistent with the age of the home. As with all vinyl siding, it expands and contracts with the warm & cold seasons. Therefore it is recommended that wherever a penetration occurs (downspouts, electrical masts, the base of exterior fixtures, etc.), that caulking be applied (and checked periodically) to prevent water penetration.

2.1 The front door is functional and in satisfactory condition, consistent with the age of the home. Recommend monitoring and regular maintenance of areas which require caulking, etc.

2.2 The rear entry doors are functional and in satisfactory condition, consistent with the relative age of the home.

2.3 The windows are in satisfactory condition, consistent with the age of the home. As a preventative maintenance measure I recommend the homeowner apply paint to all exposed wood, and apply silicone caulking as necessary to minimize moisture and insect penetration.

2.4 The screens are in satisfactory condition, relative to the age of the home.

2.5 The front entry and enclosed decks are in satisfactory condition, relative to the age of the home. I recommend paint where required.



2.5 Picture 1

2.6 No vegetation issues noted. Recommend keeping vegetation trimmed back at least 8" from the home as regular maintenance chore.

2.7 The fascia and soffits and eaves were in satisfactory condition. I recommend periodically repainting and caulking the seams as a necessary form of maintenance.

2.8 No issues noted with the exterior hose bibs.

2.9 The exterior receptacle functions as designed with no issues noted.

2.10 The doorbell works as intended... no issues.

NOTE: The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. **All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.**

Townhouse LIMITATIONS: Townhouse Exteriors are generally under the direct control and responsibility of the Strata Counsel. While the Inspector will make general observations, it is **STRONGLY** recommended, and the responsibility of the Homeowner, to obtain copies of the Strata Counsel Meeting Minutes dating back at least two years, and make careful note of any and all issues pertaining to the exterior of the building (Roof, Siding, Exterior Grounds). Questions you may ask the Strata, but are not limited to asking, are: (1) the age of the exterior coverings; (2) life expectancy of the exterior coverings; (3) annual repair/maintenance budget; (4) any recent concerns, repairs or problems and how were they addressed, etc..

Roof Elements

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:

Ground
Ladder
Upper Floor Windows
12X Camera Zoom Lens

Roof Covering Layers:

Single Layer

Roof Ventilation:

Ridge vents
Soffit Vents
Passive

Perimeter Drain Material:

Solid PVC

Roof-Type:

Combination (Gable & Hip)

Chimney (exterior):

N/A

Gutters:

Metal

Roof Covering:

Ashfalt Shingle

Sky Light(s):

None

Downspouts:

Metal

| | | S | F | RR | D | NA | NI |
|-----|--|---|---|----|---|----|----|
| 3.0 | ROOF COVERINGS | X | | | | | |
| 3.1 | ROOF FLASHING | X | | | | | |
| 3.2 | SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS | X | | | | | |
| 3.3 | ROOF VENTILATION | X | | | | | |
| 3.4 | ROOFING DRAINAGE SYSTEMS (gutters; downspouts; perimeter drainage) | | X | | | | |

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Comments:

3.0 The asphalt shingled roof is in Satisfactory condition, with many years of life remaining.

Any obvious areas where roof caulking is required (cracks, exposed nail heads) should be attended to in order to prolong the life of the roof and minimize chances for leakage.

3.1 No roof flashing issues noted, however conclusive determination not possible. I recommend that all flashing be periodically inspected and that caulking be applied where required.

3.2 No issues noted with any roof penetrations. Recommend semi-annual checking of any penetrations as a regular maintenance item to caulk any areas that may become suspect.

3.3 Passive vents noted along the back side of the roof and at the soffits. No issues suspected.

3.4 The gutters that are installed are fine, however there are some downspouts missing throughout the complex, with this home being one of them. It is NEVER a good idea to have all the water from a gutter evacuating out the ends against the singles of an opposing roof as this can lead to roof leaks at these locations.



3.4 Picture 1

A perfect example of where one home HAS the downspout, and the other is MISSING, are the matching units directly across from this one...

I recommend having the STRATA bring in the contractor who built the complex and have them finish the work they started.



3.4 Picture 2

Additionally... I recommend the homeowner have a licenced contractor extend the remaining downspouts directly into the lower gutters to keep the water well-away from the siding, to keep water from getting up under the flashing, and to prevent staining and premature aging of the roof covering.



3.4 Picture 3



3.4 Picture 4

NOTE: The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.***

Garage

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation. A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Insulated

Auto-opener Manufacturer:
CHAMBERLAIN (Lift Master)

Built-in Vacuum Manufacturer:
Pre-Plumbed for Built in Vac

| | | S | F | RR | D | NA | NI |
|-----|---|---|---|----|---|----|----|
| 4.0 | GARAGE CEILINGS | X | | | | | |
| 4.1 | GARAGE WALLS (INCLUDING FIREWALL SEPARATION) | X | | | | | |
| 4.2 | GARAGE FLOOR | X | | | | | |
| 4.3 | GARAGE DOOR (S) | X | | | | | |
| 4.4 | GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance) | X | | | | | |
| 4.5 | OCCUPANT DOOR FROM GARAGE TO INSIDE HOME | X | | | | | |
| 4.6 | OUTLETS AND WALL SWITCHES | X | | | | | |

S F RR D NA NI

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Comments:

4.0 The condition of the garage ceilings is consistent with the age of the home, and in satisfactory condition with no issues noted.

4.1 The condition of the garage walls is consistent with the age of the home, and in satisfactory condition with no issues noted.

4.2 Condition of the floor consistent with the age of the home, and in satisfactory condition with no issues noted.

4.3 The garage door is in satisfactory condition with no issues noted.

4.4

The garage door opener was tested and found to be operational from wall mounted switch. The safety stop / reverse operation confirmed.

The wireless entry system was confirmed operational.

4.5 No issues noted with the entry door from the garage. The seal is functional and the spring hinges will self-close the door.

4.6 No issues noted with the receptacles or wall switches.

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors

and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.***

Kitchen and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Refrigerator:
FRIGIDAIRE

Range/Oven:
FRIGIDAIRE

Cook Top:
Electric Coil Burners

Dishwasher Brand:
FRIGIDAIRE

Exhaust/Range hood:
FRIGIDAIRE (built in Micro)

Cabinetry:
Wood Door Fronts
Melamine Cabinets

Countertop:
Laminate

Disposer Brand:
NONE

Built in Microwave:
FRIGIDAIRE

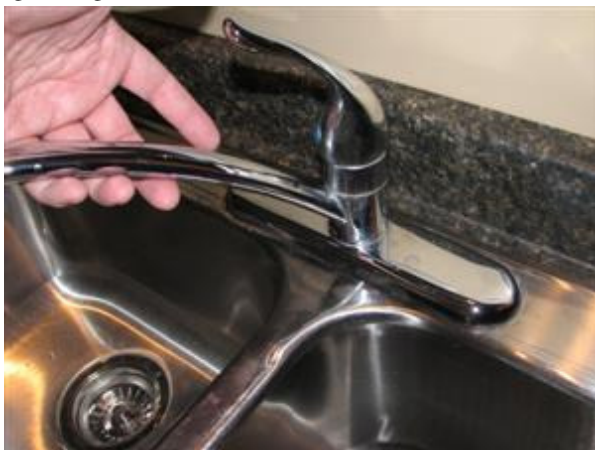
| | | S | F | RR | D | NA | NI |
|-----|-----------------------------|---|---|----|---|----|----|
| 5.0 | PLUMBING / SINK | X | | | | | |
| 5.1 | CABINETRY | X | | | | | |
| 5.2 | COUNTER TOP | X | | | | | |
| 5.3 | COOKING UNIT (oven) | X | | | | | |
| 5.4 | Cook Top | X | | | | | |
| 5.5 | MICROWAVE COOKING EQUIPMENT | X | | | | | |
| 5.6 | EXHAUST / VENT SYSTEM | | | X | | | |
| 5.7 | REFRIGERATOR | X | | | | | |
| 5.8 | DISHWASHER | X | | | | | |

S F RR D NA NI

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Comments:

5.0 No plumbing issues noted. Fixtures worked well and drainage was satisfactory. The faucet is loose. I recommend tightening.



5.0 Picture 1



5.0 Picture 2

5.1 The kitchen cabinetry was in satisfactory condition, relative to the age of the home.

5.2 The kitchen counter tops were in satisfactory condition, consistent with a kitchen of this age.

5.3 The oven functioned as designed when tested. Testing was limited to the BAKE and BROIL settings; the cleaning cycle was not tested.

5.4 The burners on the cooktop functioned as designed when tested.

5.5 The built-in microwave functioned as designed when tested. No issues noted.

5.6 The FAN function on the built-in Microwave does not operate. I recommend repair or replacement.



5.6 Picture 1

5.7 The refrigerator functions as designed. The seals are in good condition. No issues noted.

5.8

The dishwasher was operational at time of inspection and cycled satisfactorily. Assessment was limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated.

The drain hose is correctly installed providing a high loop/air gap to prevent back flow to the dishwasher.

NOTE: The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. **All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.**

Bathroom(s)

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage evaluations are limited to a visual assessment of functional flow. The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

Styles & Materials

Exhaust Fans:

Fan

| | | S | F | RR | D | NA | NI |
|------|----------------------------------|---|---|----|---|----|----|
| 6.0 | SINK(S) | X | | | | | |
| 6.1 | TOILET | X | | | | | |
| 6.2 | BATHTUB and ENCLOSURE / SURROUND | X | | | | | |
| 6.3 | TUB FAUCET(S) | X | | | | | |
| 6.4 | SHOWER STALL | | X | | | | |
| 6.5 | BATHROOM WATER SUPPLY | X | | | | | |
| 6.6 | CABINETS & COUNTER TOPS | X | | | | | |
| 6.7 | FLOOR COVERING | X | | | | | |
| 6.8 | WALLS | X | | | | | |
| 6.9 | CEILINGS | X | | | | | |
| 6.10 | DOOR(S) | X | | | | | |
| 6.11 | VENTILATION | X | | | | | |

S F RR D NA NI

S=Satisfactory, F=Fair, RR=Repair or Replace, D=Defective, NA=Not Applicable, NI=Not Inspected

Comments:

6.0 When I test bathroom sinks I fill them to check that the overflow is working. I also check the stopper and draining capabilities then report on my findings. No issues noted with the sinks, which are in satisfactory condition relative to the age of the home. I tested the stopper and draining capability, and performance was adequate.

6.1 The toilets were secure and no evidence of moisture was detected or observed.

6.2 The tub-surround is in satisfactory condition with no issues noted. The caulking is good and no issues were noted. As a regular maintenance item I recommend regularly checking the caulking and re-sealing when necessary.

6.3 No issues noted with the tub faucet(s). As you want to eliminate the possibility of water being able to get in behind the wall, I recommend periodically checking the caulking around the fixtures.



6.3 Picture 1

6.4 No issues noted with the one-piece shower stall. I ran the shower for 4 - 5 minutes and drainage was satisfactory. The FAIR rating is due to the glass door not seating properly. This leads to water splashing out onto the floor, which can cause flooring issues. I recommend this be corrected.



6.4 Picture 1

6.5 Water pressure was adequate with the tub, sink and toilet operating simultaneously.

6.6 The cabinetry & counter tops were in satisfactory condition, consistent with the age of the home.

6.7 Flooring was tile and in satisfactory condition. I recommend periodically checking the silicone caulk along floor and tub as a regular maintenance item, as well as cleaning and sealing the grout between the tiles. No deflection noted, however absolute determination of the substrate not possible.



6.7 Picture 1

6.8 The condition of the walls was satisfactory, consistent with a home of this age.

6.9 The ceilings are in satisfactory condition with no issues noted.

6.10 The bathroom door and privacy function are satisfactory with no issues noted.

6.11 Ventilation was provided by a single fan and a window. I recommend cleaning the fan grill to ensure maximum efficiency and to help extend the design life of the fan motor.

As showers generate an excessive amount of humidity, which can damage ceilings and create mould & mildew growth, a recommended upgrade would be to have a licenced electrician install a **timer switch** on the ventilation fan where you will be doing the most showering, to allow 30 minutes of run-on after showering.



6.11 Picture 1

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering's or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCI's) are recommended for all bathroom receptacle outlets. **All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.**

Interior Elements

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Floor Covering:
Laminated T&G
Carpet
Tile

Interior Doors:
Hollow core
Wood

Clothes Dryer Vent Material:
Flexible Metal

| | | S | F | RR | D | NA | NI |
|-----|-------------------------------------|---|---|----|---|----|----|
| 7.0 | FLOOR COVERINGS | X | | | | | |
| 7.1 | WALLS | X | | | | | |
| 7.2 | CEILINGS | X | | | | | |
| 7.3 | DOORS (REPRESENTATIVE NUMBER) | X | | | | | |
| 7.4 | WINDOWS (REPRESENTATIVE NUMBER) | X | | | | | |
| 7.5 | CLOTHES DRYER VENT | X | | | | | |
| 7.6 | STAIRS, STEPS, BALCONIES & RAILINGS | X | | | | | |
| 7.7 | HUMIDISTAT | X | | | | | |
| 7.8 | TRIM (base, ceiling, window, door) | X | | | | | |
| 7.9 | WASHER & DRYER | X | | | | | |

S F RR D NA NI

S=Satisfactory, F=Fair, RR=Repair or Replace, D=Defective, NA=Not Applicable, NI=Not Inspected

Comments:

7.0 The flooring is in satisfactory condition consistent with the age of the home. No deflection noted, however condition of the substrate was not able to be determined.

7.1 The walls were in satisfactory condition, typical for a home of this age. I did not see one wire shelf that has been torn from the wall. I recommend this be repaired.



7.1 Picture 1

7.2 The ceilings are in satisfactory condition, consistent with the age of the home.

7.3 The condition of the doors is consistent with the age of the home. A representative sampling revealed no issues.

7.4 The condition of the windows is consistent with the age of the home. A sampling of all accessible windows revealed no issues.

7.5 The dryer is vented with flexible metal ducting, which is excellent to see. I recommend periodically cleaning the duct and vacuuming any lint out from behind the dryer.



7.5 Picture 1

7.6 Stairs are consistent and the railing is solid; no issues noted.

7.7 While a humidistat was noted as being installed, it was turned OFF. **It is important to always have it adjusted properly (approx 35% - 40% relative humidity) so that it does not become too humid in the home, which can lead to mould and mildew growth, which are proven health hazards.**



7.7 Picture 1



7.7 Picture 2

7.8 The condition of the trim was satisfactory, relative to the age of the home.

7.9 No issues noted with the Washer & Dryer, which were operable at the time of the inspection. I recommend periodically checking the condition of the hoses on the back of the washer as these are the most prevalent cause of in-home floods.

In this case one has been changed (the old one probably started leaking), however I would have replaced BOTH at the same time.



7.9 Picture 1

NOTE: The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. **All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.**

Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground
110/240 volts

MAX Panel Amperage:

125 AMP MAX Main Breaker

Main Breaker Amperage:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex (modern)

Dryer Power Source:

220 Electric

| | | S | F | RR | D | NA | NI |
|-----|---|---|---|----|---|----|----|
| 8.0 | SERVICE ENTRANCE CONDUCTORS, CABLES & RACEWAYS | X | | | | | |
| 8.1 | SERVICE GROUNDING PROVISIONS | X | | | | | |
| 8.2 | DISTRIBUTION PANEL & INTERIOR COMPONENTS | | | X | | | |
| 8.3 | LOCATION OF MAIN AND DISTRIBUTION PANELS | X | | | | | |
| 8.4 | SWITCHES, RECEPTACLES & FIXTURES | X | | | | | |
| 8.5 | WIRING TYPE AND CONDUCTORS | | | X | | | |
| 8.6 | OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) | X | | | | | |
| 8.7 | SMOKE DETECTORS | X | | | | | |

S F RR D NA NI

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Comments:

8.0 Underground service not visible. No issues noted.

8.1 Ground wire located; no issues noted with grounding when testing electrical receptacles.

8.2 While there are no issues with the breakers and the wiring within the panel per-se... I have to say that the Electrician was a little sloppy. **NONE of the breakers have been labeled.** As a Homeowner you have no way of knowing which breaker isolates which circuit. I recommend having the Builder bring the Electrician back to complete this.



8.2 Picture 1



8.2 Picture 2

8.3 The main panel box is located at the garage.

8.4 Other than one loose receptacle in the Family Room, no electrical issues noted with the receptacles, switches or fixtures at the time of inspection. I recommend the Electrician tighten the check that the connections have not become loose and tighten the receptacle.



8.4 Picture 1



8.4 Picture 2

8.5 For the most part there are no issues noted with visible Lumex wiring. However... **up in the attic the Electrician was sloppy.** The wiring running to one of the ceiling fixtures is laying coiled loose. It should be taugt and stapled to the truss to prevent someone tripping over it. Additionally, the vapour barrier has been disturbed. I recommend the Electrician return and correct this.



8.5 Picture 1

8.6 No issues noted. The GFCI receptacles in the bathroom and around the exterior of the home tripped when tested.

8.7 Installation of smoke detectors noted and tested using the built-in test button. This is a limited test. I recommend testing on a regular basis and replacing if anything at all appears faulty.

NOTE: The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.***

Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

| | | |
|--|--|--|
| Water Source: Public | Plumbing Water Supply (into building): New PEX | Plumbing Water Distribution (inside building): New PEX |
| Washer Drain Size: 1 1/2" Diameter | Plumbing Waste Line: ABS | |

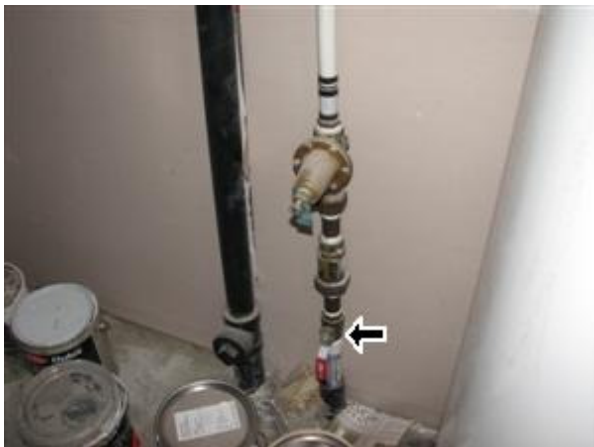
| | | S | F | RR | D | NA | NI |
|-----|---|---|---|----|---|----|----|
| 9.0 | MAIN WATER SHUT-OFF DEVICE (Describe location) | X | | | | | |
| 9.1 | WATER FLOW AT FIXTURES | X | | | | | |
| 9.2 | INTERIOR DRAIN, WASTE AND VENT SYSTEMS MATERIALS | X | | | | | |
| 9.3 | WATER DISTRIBUTION SYSTEMS (Interior piping, supports, leaks) | X | | | | | |

S F RR D NA NI

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Comments:

9.0 The water main shut-off is located behind the hot water tank.



9.0 Picture 1

9.1 Water pressure and flow at fixtures was adequate.

9.2 No issues noted with the visible drain, waste and vent system materials. Drainage was satisfactory throughout the home.

9.3 No issues noted with the visible water distribution lines.

NOTE: The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be

checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. **All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.**

Water Heater

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems. An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

Styles & Materials

Location:
Main Floor

Power Source:
Electric

Capacity:
184 Liters

Manufacturer:
JOHN WOOD

Age:
1 - 5 Years

| | | S | F | RR | D | NA | NI |
|------|--|---|---|----|---|----|----|
| 10.0 | WATER HEATER CONDITION | X | | | | | |
| 10.1 | WATER HEATER ISOLATION VALVES | X | | | | | |
| 10.2 | TPRV (Temperature Pressure Relief Valve) | X | | | | | |
| 10.3 | SEISMIC RESTRAINTS | X | | | | | |
| 10.4 | FLOOR DRAIN | X | | | | | |

S F RR D NA NI

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Comments:

10.0 While it is not possible to determine the remaining life of a tank, there were no outward indications of any life-expectancy issues at the time of the inspection.

10.1 HW Tank shut-off located directly above the tank (pictured).



10.1 Picture 1

10.2 No issues noted. TPRV installed and pipe directed to the floor pan/drain.

10.3 Seismic restraint in place; no issues noted.

10.4 There is a floor drain present. The trap is primed with an automatic trap primer. No issues noted.



10.4 Picture 1

NOTE: Maintain hot-water supply temperatures at no more than about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.***

Heating System

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

| | | |
|---|---|--|
| Heat Type: Electric Base Electric heat | Heating Equipment Energy Source: Electric | Number of Heat Systems (excluding wood): Two |
| Types of Fireplaces: Electric | Operable Fireplaces: One | |

| | | S | F | RR | D | NA | NI |
|------|--------------------------|---|---|----|---|----|----|
| 11.0 | HEATING UNIT - PRIMARY | | | X | | | |
| 11.1 | HEATING UNIT - SECONDARY | X | | | | | |

S=Satisfactory, F=Fair, RR=Repair or Replace, D=Defective, NA=Not Applicable, NI=Not Inspected

Comments:

11.0 The primary heat source is electric baseboards, throughout. All are thermostatically controlled.

I tested them all and found the following issues:

The Baseboard Heater in the upstairs, NW corner bedroom does not function. The thermostat activates when adjusted, however no heat is generated from the heater.



11.0 Picture 1



11.0 Picture 2

The Baseboard Heater in the Upstairs Main Bathroom does not function. Like the Bedroom, the Thermostat activates but no heat is generated. Additionally, **the Heater was never attached to the wall! I recommend The Electrician return and repair these issues!**



11.0 Picture 3



11.0 Picture 4

11.1 Your secondary source of heat is a permanently installed Electric Fireplace in the Living Room. The switch to activate is in the lower right corner.



11.1 Picture 1



11.1 Picture 2

NOTE: The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. ***All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.***

Attic

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected. *A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans.* Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

Styles & Materials

Method used to observe attic:

From entry

Roof Structure:

Engineered wood trusses

Ceiling Structure:

2X4

Insulation:

Blown

Fiberglass (10 - 12")

| | | S | F | RR | D | NA | NI |
|------|---|---|---|----|---|----|----|
| 12.0 | ROOF FRAMING (Structural) | X | | | | | |
| 12.1 | ROOF / DECK SHEATHING | X | | | | | |
| 12.2 | ATTIC ACCESS | X | | | | | |
| 12.3 | ATTIC INSULATION | X | | | | | |
| 12.4 | VENTILATION PROVISIONS (soffit baffles and vents) | X | | | | | |
| 12.5 | VAPOUR BARRIER | | | X | | | |
| 12.6 | FIRE STOP (Between Row Units) | X | | | | | |

S F RR D NA NI

S=Satisfactory, F=Fair, RR=Repair or Replace, D=Defective, NA=Not Applicable, NI=Not Inspected

Comments:

12.0 No issues or modifications noted with the engineered trusses.

12.1 The plywood sheathing is in satisfactory condition with no issues noted.



12.1 Picture 1

12.2 Attic access located in the ceiling of the walk-in closet of the master bedroom.

12.3 Insulation was 10" - 12" of blown fiberglass. No issues noted.

12.4 Ventilation looks and feels satisfactory with no concerns or issues noted.

12.5 As previously mentioned in the Electrician Section, the Electrician needs to return to repair the mess he made of the Vapour Barrier.



12.5 Picture 1

12.6 Firestop in place. No issues noted.

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. *All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed.* Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials - avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. *If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.* Leakage can lead to mold concerns and structural damage. **All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.**

Foundation / Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

Floor Structure:

2 X 10
Wood joists
Concrete
16" on Center

Wall Structure:

2 X 6 Wood

Columns or Piers:

Wood Columns

Floor System Insulation:

UNKNOWN

IN NI NP RR

| | | | | | |
|------|---|---|---|--|--|
| 13.0 | FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) | X | | | |
| 13.1 | WALLS (Structural) | X | | | |
| 13.2 | COLUMNS OR PIERS | X | | | |
| 13.3 | FLOORS (Structural) | X | | | |
| 13.4 | CEILINGS (Structural) | X | | | |
| 13.5 | INSULATION UNDER FLOOR SYSTEM | | X | | |
| 13.6 | VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT) | X | | | |
| 13.7 | VENTILATION OF FOUNDATION AREA (crawl space or basement) | X | | | |

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

13.0 From what was visible, the foundation looked to be in satisfactory condition, with no evidence of structural cracking or water infiltration.

13.1 No structural wall issues noted however interior and exterior wall coverings prevent a conclusive determination of the walls.

13.2 No issues noted with any support columns.

13.3 No deflection or structural issues noted with the floor. An absolute determination of the floors is not possible as most of them are covered from above and below.

13.4 All of the ceilings are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

13.5 All of the walls and ceilings are covered and any insulation that may or may not exist is not visible. No obvious problems discovered. I could not see behind these coverings.

13.6 No issues noted with any of the visible vapour barrier.

13.7 No basement ventilation issues noted.

NOTE: The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. **All repair needs or recommendations for further evaluation should be addressed prior to**

closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.

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General Summary



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604.897.2763

BPCPA License #48042

Customer

Client not disclosed

Property Address

not disclosed

Sardis, BC V2R 0G4

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Kitchen and Appliances

5.6 EXHAUST / VENT SYSTEM

Repair or Replace

The FAN function on the built-in Microwave does not operate. I recommend repair or replacement.

Electrical System

8.2 DISTRIBUTION PANEL & INTERIOR COMPONENTS

Repair or Replace

While there are no issues with the breakers and the wiring within the panel per-se... I have to say that the Electrician was a little sloppy. **NONE of the breakers have been labeled.** As a Homeowner you have no way of knowing which breaker isolates which circuit. I recommend having the Builder bring the Electrician back to complete this.

8.5 WIRING TYPE AND CONDUCTORS

Repair or Replace

For the most part there are no issues noted with visible Lumex wiring. However... **up in the attic the Electrician was sloppy.** The wiring running to one of the ceiling fixtures is laying coiled loose. It should be taught and stapled to the truss to prevent someone tripping over it. Additionally, the vapour barrier has been disturbed. I recommend the Electrician return and

correct this.

Heating System

11.0 HEATING UNIT - PRIMARY

Repair or Replace

The primary heat source is electric baseboards, throughout. All are thermostatically controlled.

I tested them all and found the following issues:

The Baseboard Heater in the upstairs, NW corner bedroom does not function. The thermostat activates when adjusted, however no heat is generated from the heater.

The Baseboard Heater in the Upstairs Main Bathroom does not function. Like the Bedroom, the Thermostat activates but no heat is generated. Additionally, **the Heater was never attached to the wall! I recommend The Electrician return and repair these issues!**

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.